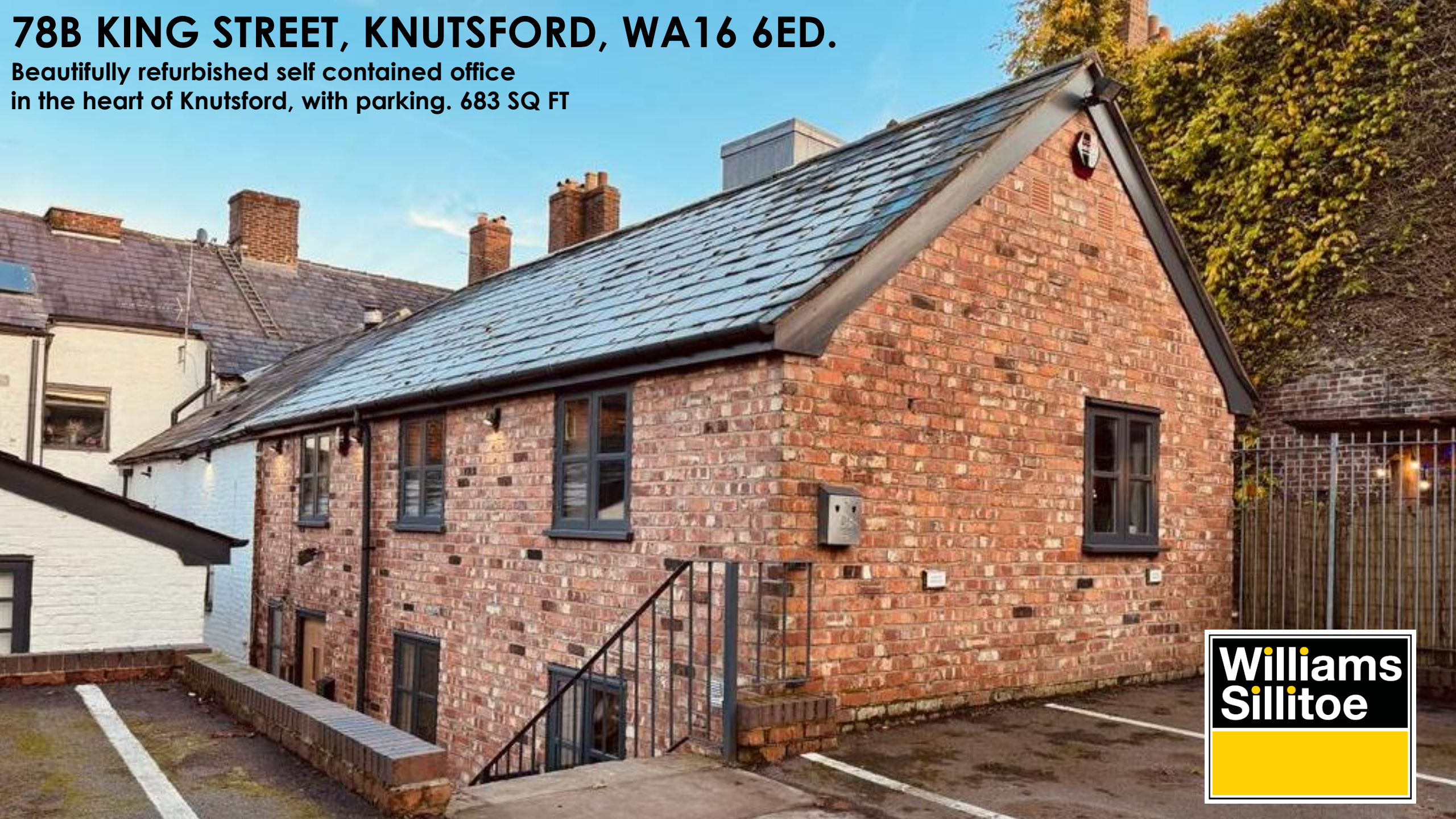


# 78B KING STREET, KNUTSFORD, WA16 6ED.

Beautifully refurbished self contained office  
in the heart of Knutsford, with parking. 683 SQ FT



## LOCATION

The office is located in the heart of Knutsford sitting in an attractive square between King Street and Princess Street. Access to the property is via Slaters Court or a pathway that leads directly onto King Street.

## DESCRIPTION

The ground floor consists of a reception and open plan office, kitchen and WC. The reception leads to the first floor open plan office and kitchen.

The refurbishment has been undertaken By Colony and provides an extremely high level office fit out.

## SPECIFICATION

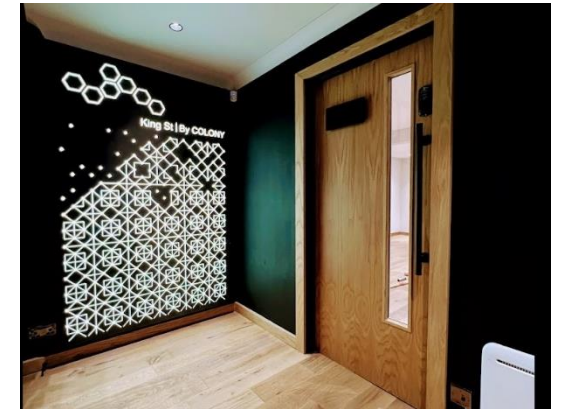
- Door entry intercom
- Alarm
- Oak floors, doors and skirting boards
- New highly efficient electric radiators
- Double glazed windows
- LED spotlights
- Brand new kitchen and WC's
- Marble kitchen work tops
- New boiler
- Attractive glazed partitions
- High speed internet

## PARKING

There are 4 car parking spaces with the property.

## SIZE

683 sq ft.



## TENURE

The property is understood to be Freehold.

## PRICE

£300,000

## VAT

VAT is not payable. (TBC)

## RATES

Current rateable value is £4,200 for the Ground Floor and £5,800 for the First Floor.

## SERVICES

It is understood all main services are made up and connected to the property.

## LEGAL COSTS

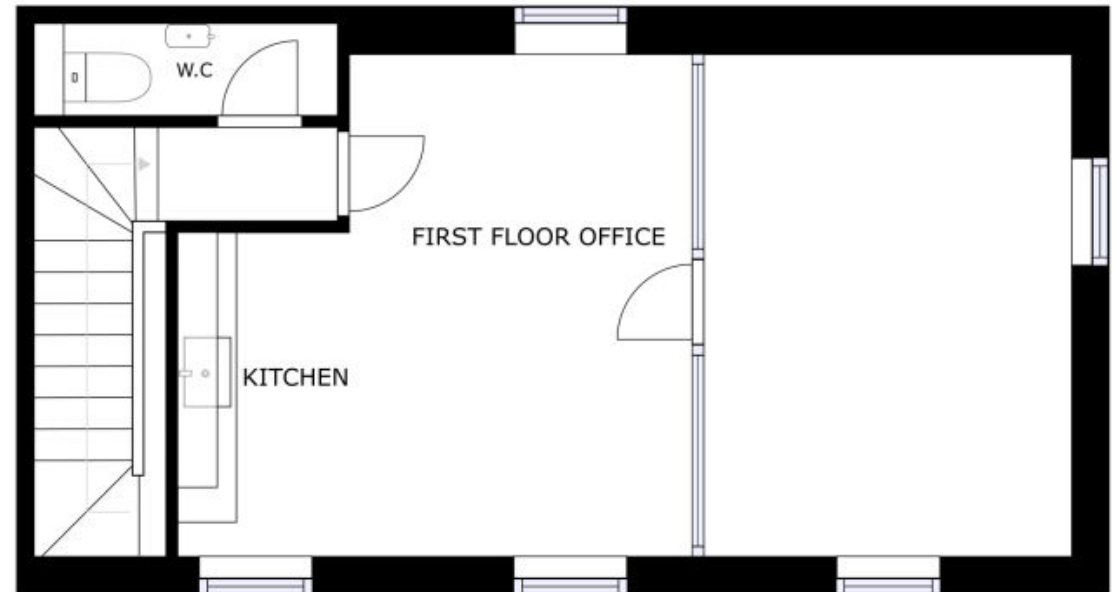
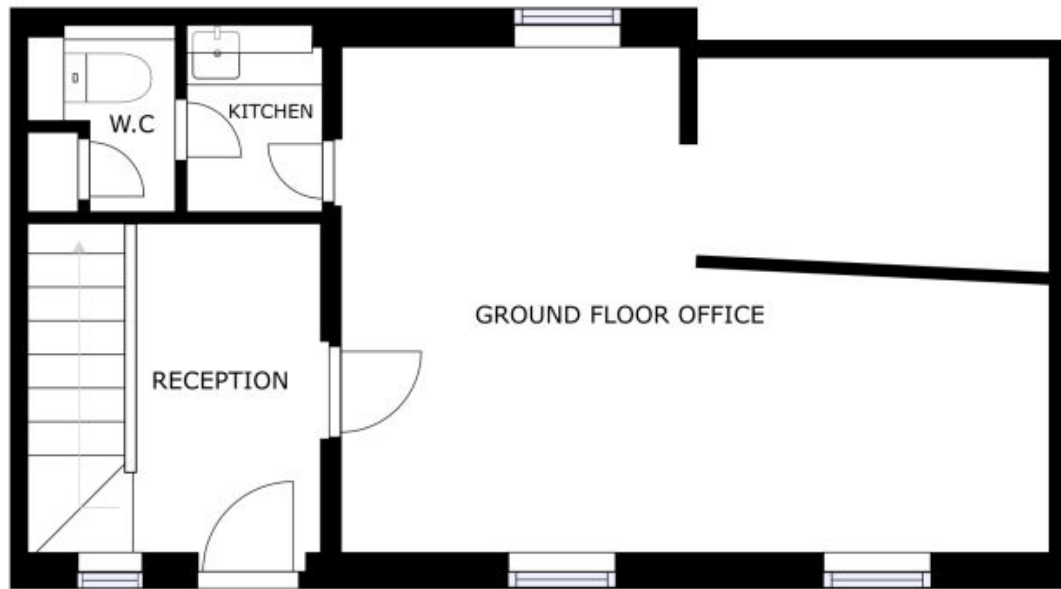
Each party will be responsible for bearing their own legal costs in respect of the transaction.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

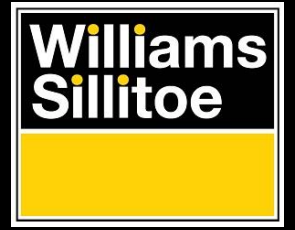


## FLOOR PLANS



## VIEWINGS

Strictly by appointment with Williams  
Sillitoe on 01625 800066 / 01565  
260000 or contact Simon Gardner at  
sg@willsill.co.uk



### Important Notice

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(ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

**t: 01625 800 066**

**t: 01565 260 000**